



GENERAL NOTES

- THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF WATER AND WASTEWATER IMPACT FEES. THE TOTAL AMOUNT TO BE ASSESSED IS ESTABLISHED ON THE FILING DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THIS PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND BECOMES EFFECTIVE ON THE DATE A BUILDING PERMIT IS ISSUED, OR ON THE CONNECTION DATE TO THE MUNICIPAL WATER AND/OR WASTEWATER SYSTEM.
- ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT TO MOVE AND KEEP MOVED ALL OR PART OF ANY BUILDING, FENCES, TREES, SHRUBS, OTHER GROWTHS OR IMPROVEMENTS WHICH IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE OR EFFICIENCY OF ITS RESPECTIVE SYSTEM ON ANY OF THE EASEMENTS SHOWN ON THE PLAT, AND ANY PUBLIC UTILITY, INCLUDING THE CITY OF FORT WORTH, SHALL HAVE THE RIGHT AT ALL TIMES OF INGRESS AND EGRESS UPON SAID EASEMENTS FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, INSPECTION, PATROLLING, MAINTAINING AND ADDING TO OR REMOVING ALL OR PART OF ITS RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME OF PROCURING THE PERMISSION OF ANYONE.
- THE CITY OF FORT WORTH HAS AN ORDINANCE IMPLEMENTING THE ASSESSMENT AND COLLECTION OF TRANSPORTATION IMPACT FEES. THE TOTAL AMOUNT ASSESSED IS ESTABLISHED ON THE APPROVAL DATE OF THIS PLAT APPLICATION, BASED UPON SCHEDULE 1 OF THE IMPACT FEE ORDINANCE IN EFFECT AS OF THE DATE OF THE PLAT. THE AMOUNT TO BE COLLECTED IS DETERMINED UNDER SCHEDULE 2 OF SAID ORDINANCE, AND IS DUE ON THE DATE A BUILDING PERMIT IS ISSUED.
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY LOT IN THIS SUBDIVISION UNTIL AN APPROPRIATE CFA OR OTHER ACCEPTABLE PROVISIONS ARE MADE FOR THE CONSTRUCTION OF ANY APPLICABLE WATER, SEWER, STORM DRAIN, STREET LIGHTS, SIDEWALKS OR PAVING IMPROVEMENTS; AND APPROVAL IS FIRST OBTAINED FROM THE CITY OF FORT WORTH.
- NO PERMANENT BUILDINGS OR STRUCTURES SHALL BE CONSTRUCTED OVER ANY EXISTING OR PLATTED WATER, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, CABLE OR OTHER UTILITY EASEMENT OF ANY TYPE.
- SIDEWALKS ARE REQUIRED ADJACENT TO BOTH SIDES OF ALL PUBLIC AND PRIVATE STREETS, IN CONFORMANCE WITH THE SIDEWALK POLICY PER "CITY DEVELOPMENT DESIGN STANDARDS".

GENERAL NOTES CONTINUED

- A SITE DRAINAGE STUDY, SHOWING CONFORMANCE WITH THE APPROVED ROADWAY DRAINAGE PLAN, MAY BE REQUIRED BEFORE ANY BUILDING PERMIT WILL BE ISSUED ON THIS SITE (A GRADING PLAN IN SOME INSTANCES MAY BE ADEQUATE.) IF THE SITE DOES NOT CONFORM, THEN A DRAINAGE STUDY MAY BE REQUIRED ALONG WITH A CFA FOR ANY REQUIRED DRAINAGE IMPROVEMENTS AND THE CURRENT OWNER SHALL SUBMIT A LETTER TO THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS STATING AWARENESS THAT A SITE DRAINAGE STUDY WILL BE REQUIRED BEFORE ANY PERMIT IS ISSUED. THE CURRENT OWNER WILL INFORM EACH BUYER OF THE SAME.
- THE CITY OF FORT WORTH SHALL NOT BE HELD RESPONSIBLE FOR THE CONSTRUCTION, MAINTENANCE OR OPERATION OF ANY LOTS CONTAINING PRIVATE COMMON AREAS OR FACILITIES IDENTIFIED AS SUCH ON THIS PLAT. SAID AREAS SHALL INCLUDE, BUT NOT BE LIMITED TO: PRIVATE STREETS, EMERGENCY ACCESS EASEMENTS, AND GATED SECURITY ENTRANCES; RECREATION AREAS, LANDSCAPED AREAS AND OPEN SPACES, WATER AND WASTE WATER DISTRIBUTION SYSTEMS AND TREATMENT FACILITIES; AND RECREATION, CLUBHOUSE OR EXERCISE BUILDINGS AND FACILITIES. THE LAND OWNERS AND SUBSEQUENT OWNERS OF THE LOTS AND PARCELS IN THIS SUBDIVISION, ACTING JOINTLY AND SEVERALLY AS A LAND OWNERS ASSOCIATION, SHALL BE RESPONSIBLE FOR SUCH CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF THE SUBDIVISION'S PRIVATE COMMON AREAS AND FACILITIES, AND SHALL AGREE TO INDEMNIFY AND HOLD HARMLESS THE CITY OF FORT WORTH, TEXAS, FROM ALL CLAIMS, DAMAGES AND LOSSES ARISING OUT OF, OR RESULTING FROM, THE PERFORMANCE OF THE OBLIGATIONS OF SAID OWNERS ASSOCIATION, AS SET FORTH HEREIN.
- THE SUBJECT PROPERTY IS LOCATED IN ZONE "X" (ACCORDING TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). (REFERENCE TO THE FLOOD INSURANCE RATE MAP, MAP NO. 48439C0065K, MAP REVISED: SEPTEMBER 25, 2009.
- PARKWAY IMPROVEMENTS SUCH AS CURB AND GUTTER, PAVEMENT THE INS, DRIVE APPROACHES, SIDEWALKS AND DRAINAGE INLETS MAY BE REQUIRED AT TIME OF BUILDING PERMIT ISSUANCE VIA A PARKWAY PERMIT.
- ALL BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH BUILDING SETBACK REQUIREMENTS OF THE CITY OF FORT WORTH COMPREHENSIVE ZONING ORDINANCE.
- COMPLIANCE WITH TREE ORDINANCE # 18615-05-2009 WILL BE REQUIRED.
- PRESSURE REDUCING VALVES WILL BE REQUIRED IF WATER PRESSURE EXCEEDS 80 PSI.

LAND USE TABLE		
LAND USE	ACREAGE	SQUARE FEET
RIGHT-OF-WAY	0.083	3,610
COMMERCIAL	13.276	578,302

PRELIMINARY PLAT CASE NUMBER:  
FINAL PLAT CASE NUMBER: FS-13-206  
CASE NAME:  
PHASE: BLOCK 1  
SECTION: LOT 1

<b>CITY PLAN COMMISSION</b> <b>CITY OF FORT WORTH, TEXAS</b>	
THIS PLAT IS VALID ONLY IF RECORDED WITHIN NINETY (90) DAYS AFTER DATE OF APPROVAL.	
Plat Approval Date: 3/27/2014	
BY: <i>Charles B. Ruff</i>	CHAIRMAN
BY: <i>Dana B. Bynum</i>	SECRETARY

OWNER'S CERTIFICATE

STATE OF TEXAS )  
COUNTY OF TARRANT )  
WHEREAS RJ FT. WORTH I LLC, AN IDAHO LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENT, IS THE SOLE OWNER OF A CALLED 13.359 ACRE TRACT OF LAND LOCATED IN THE WILLIAM MCCOWEN SURVEY, ABSTRACT NO. 999, IN THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS; SAME BEING ALL OF A CALLED 13.359 ACRE TRACT OF LAND AS DESCRIBED IN THE SPECIAL WARRANTY DEED WITH VENDORS LIEN TO RJ FT. WORTH I LLC, AN IDAHO LIMITED LIABILITY COMPANY, FILED FOR RECORD IN COUNTY CLERK'S INSTRUMENT NO. D214035143, OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS (OPRTCT), SAID 13.359 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH CAPPED IRON ROD FOUND STAMPED "PRISM" FOR THE SOUTHWEST CORNER OF LOT 27, BLOCK 15, TEHAMA RIDGE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D212014811, OPRTCT, AND BEING ON THE NORTH RIGHT-OF-WAY LINE OF HERITAGE TRACE PARKWAY, A 120' RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF PARK GLEN BOULEVARD RIGHT-OF-WAY, RECORDED IN CABINET A, SLIDE 6522, PLAT RECORDS, TARRANT COUNTY, TEXAS (PRCTC);

THENCE SOUTH 89 DEGREES 35 MINUTES 35 SECONDS WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 379.78 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" FOR THE SOUTHEAST CORNER OF SAID CALLED 13.359 ACRE TRACT OF LAND, SAME BEING THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 35 MINUTES 35 SECONDS WEST, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 721.95 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" FOR THE SOUTHWEST CORNER OF SAID CALLED 13.359 ACRE TRACT OF LAND, SAME BEING THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREES 25 MINUTES 00 SECONDS WEST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, ALONG SAID EXTENDED EAST LINE, AND ALONG THE EAST LINE OF SAID PRESIDIO VILLAGE, AT A DISTANCE OF 185.68 FEET, PASSING A 5/8 INCH CAPPED IRON ROD FOUND STAMPED "CARTER & BURGESS" FOR THE SOUTHEAST CORNER OF LOT 8, BLOCK 7, OF SAID PRESIDIO VILLAGE, AT A DISTANCE OF 385.59 FEET, PASSING A 5/8 INCH CAPPED IRON ROD FOUND STAMPED "CARTER & BURGESS" FOR THE SOUTHEAST CORNER OF LOT 12, SAID BLOCK 7, AT A DISTANCE OF 535.64 FEET, PASSING A 5/8 INCH CAPPED IRON ROD FOUND STAMPED "CARTER & BURGESS" FOR THE SOUTHEAST CORNER OF LOT 15, SAID BLOCK 7, AND CONTINUING IN ALL A TOTAL DISTANCE OF 800.44 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" FOR THE NORTHWEST CORNER OF SAID CALLED 13.359 ACRE TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF BLOCK 15, TEHAMA RIDGE, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S INSTRUMENT NO. D204325012, OPRTCT;

THENCE SOUTH 88 DEGREES 59 MINUTES 13 SECONDS EAST, DEPARTING THE EAST LINE OF SAID BLOCK 7, AND ALONG THE SOUTH LINE OF SAID BLOCK 15, AT A DISTANCE OF 184.20 FEET, PASSING A 5/8 INCH CAPPED IRON ROD FOUND STAMPED "CARTER & BURGESS" FOR THE SOUTHEAST CORNER OF LOT 13, SAID BLOCK 15, AT A DISTANCE OF 484.42 FEET, PASSING A 5/8 INCH CAPPED IRON ROD FOUND STAMPED "CARTER & BURGESS" FOR THE SOUTHEAST CORNER OF LOT 7, SAID BLOCK 15, AT A DISTANCE OF 789.35 FEET, PASSING A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 1, SAID BLOCK 15, AND CONTINUING IN ALL A TOTAL DISTANCE OF 845.65 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" FOR THE NORTHEAST CORNER OF SAID CALLED 13.359 ACRE TRACT OF LAND, BEING ON THE CURVING WEST RIGHT-OF-WAY LINE OF TEHAMA RIDGE PARKWAY, AN 80' RIGHT-OF-WAY, AND BEING ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 540.00 FEET, FROM WHICH AN "X" CUT FOUND IN CONCRETE FOR A POINT ON SAID CURVING WEST RIGHT-OF-WAY LINE, SAME BEING THE NORTHERMOST CORNER OF LOT 1X, SAID BLOCK 15, BEARS A CHORD BEARING OF NORTH 22 DEGREES 09 MINUTES 33 SECONDS WEST, A DISTANCE OF 136.99 FEET, AND HAVING A CENTRAL ANGLE OF 14 DEGREES 34 MINUTES 29 SECONDS, AN ARC LENGTH OF 137.36 FEET;

THENCE ALONG SAID NON-TANGENT CURVE TO THE LEFT, IN AN SOUTHEASTERLY DIRECTION, AND ALONG SAID WEST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 09 DEGREES 18 MINUTES 36 SECONDS, AN ARC LENGTH OF 87.74 FEET, AND HAVING A LONG CHORD WHICH BEARS SOUTH 34 DEGREES 06 MINUTES 05 SECONDS EAST, A CHORD LENGTH OF 87.65 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS" FOR THE EASTERNMOST CORNER OF SAID CALLED 13.359 ACRE TRACT OF LAND;

THENCE NORTH 88 DEGREES 59 MINUTES 13 SECONDS WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, AND ALONG THE EASTERNMOST SOUTH LINE OF SAID CALLED 13.359 ACRE TRACT OF LAND, A DISTANCE OF 172.10 FEET, TO A 5/8 INCH CAPPED IRON ROD SET STAMPED "MYCOSKIE MCINNIS";

THENCE SOUTH 00 DEGREES 25 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID CALLED 13.359 ACRE TRACT OF LAND, A DISTANCE OF 710.62 FEET, TO THE POINT OF BEGINNING AND CONTAINING 13.359 ACRES (581,912 SQUARE FEET) OF LAND, MORE OR LESS.

OWNER'S DEDICATION

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, RJ FT. WORTH I LLC, AN IDAHO LIMITED LIABILITY COMPANY, ACTING BY AND THROUGH THE UNDERSIGNED, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED REAL PROPERTY AS LOT 1, BLOCK 1, I.L.TEXAS ADDITION, AN ADDITION TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS, AND DOES HEREBY DEDICATED TO THE PUBLICS' USE THE STREETS AND EASEMENTS SHOWN THEREON. THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTION OR COVENANTS, IF ANY, ON THIS PROPERTY.

PURSUANT TO SECTION 12.002 OF THE TEXAS PROPERTY CODE, I HAVE OBTAINED ORIGINAL TAX CERTIFICATES FROM EACH TAXING UNIT WITH JURISDICTION OVER EACH PARCEL OF REAL PROPERTY IN SAID SUBDIVISION INDICATING THAT NO DELINQUENT AD VALOREM TAXES ARE OWED ON THE REAL PROPERTY WHICH IS THE SUBJECT OF THE PLAT OR REPLAT I HAVE SUBMITTED TO THE CITY OF FORT WORTH, TARRANT COUNTY, TEXAS FOR FILING AND RECORDING WITH THE TARRANT COUNTY CLERK'S OFFICE.

WITNESS MY HAND THIS 10th DAY OF March, 2014.

RJ FT. WORTH I LLC,  
AN IDAHO LIMITED LIABILITY COMPANY

BY: *Mark A. Bullock*  
MARK A. BULLOCK, MANAGER  
STATE OF Utah  
COUNTY OF Salt Lake

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK A. BULLOCK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 10th DAY OF March, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-17-16

LIENHOLDER

THE CHARTER SCHOOL FUND - RJ LLC,  
AN IDAHO LIMITED LIABILITY COMPANY

BY:

ITS: *Jason Kotter*

STATE OF Texas  
COUNTY OF Dallas

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jason Kotter, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 12th DAY OF March, 2014.

*Karalee K. Borch*  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-20-15

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, JOSHUA D. WARGO, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVE PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL ON THE GROUND SURVEY, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY AS DETERMINED BY A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

*J. D. Wargo*  
JOSHUA D. WARGO  
REGISTERED PROFESSIONAL  
LAND SURVEYOR NO. 6391  
STATE OF TEXAS

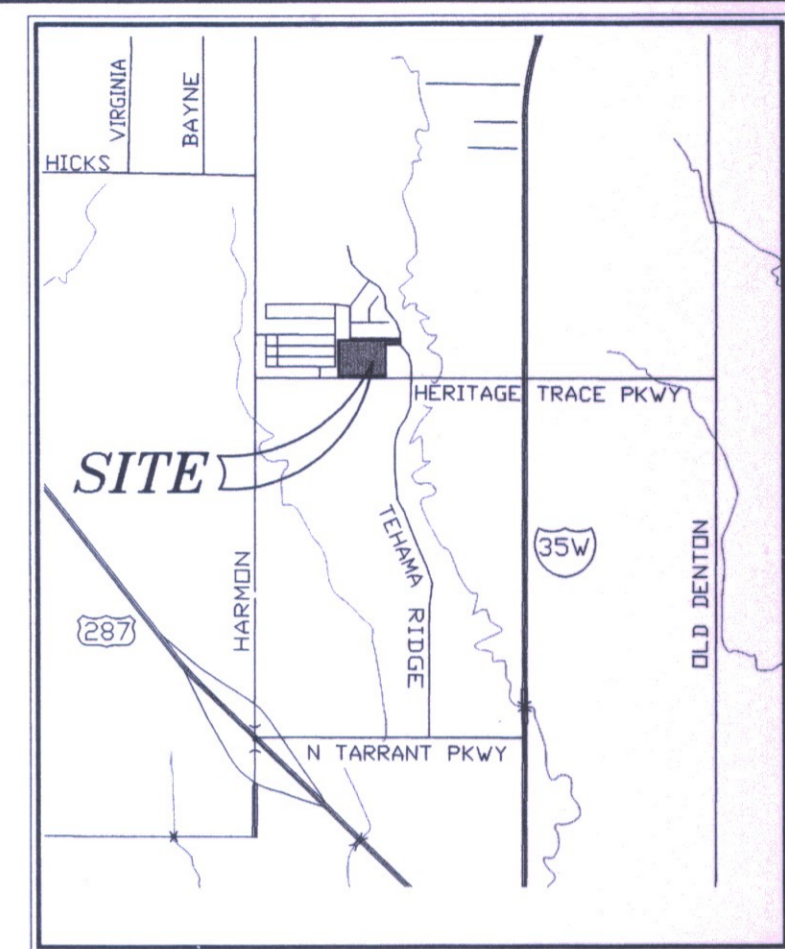
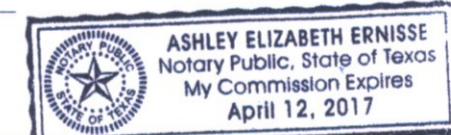
STATE OF TEXAS )  
COUNTY OF TARRANT )

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSHUA D. WARGO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 1st DAY OF March, 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

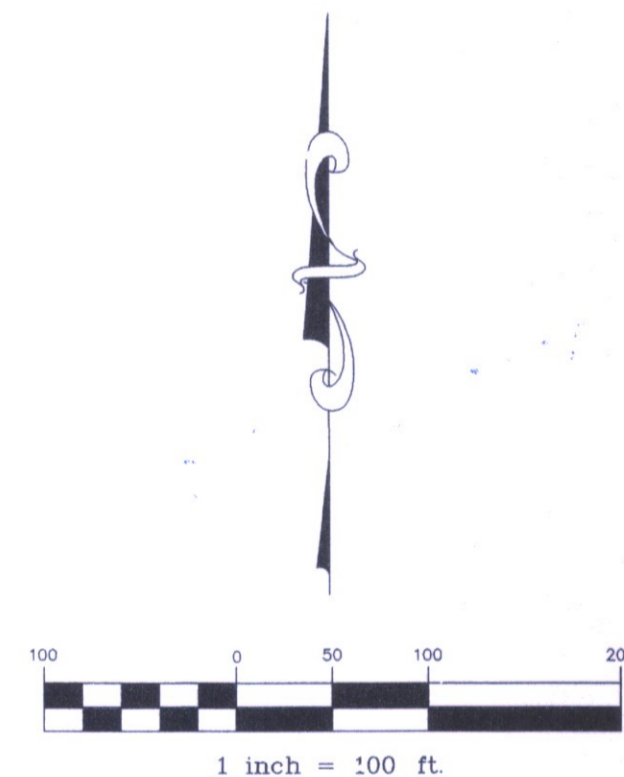
MY COMMISSION EXPIRES: 4/2/17



VICINITY MAP  
(NOT TO SCALE)

LEGEND / ABBREVIATIONS

IRF	IRON ROD FOUND
CIRF	CAPPED IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
5/8" C-B	5/8" CIRF STAMPED "CARTER & BURGESS"
DRTCT	DEED RECORDS, TARRANT COUNTY, TEXAS
PRCTC	PLAT RECORDS, TARRANT COUNTY, TEXAS
OPRTCT	OFFICIAL PUBLIC RECORDS, TARRANT COUNTY, TEXAS
VOL.	VOLUME
PAGE	PAGE
CAB.	CABINET
CC#	COUNTY CLERK'S INSTRUMENT NO.
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
ROW	RIGHT-OF-WAY
UE	UTILITY EASEMENT
SWE	SCREENING WALL EASEMENT
DE	DRAINAGE EASEMENT
ESMT.	EASEMENT



FINAL PLAT  
**LOT 1, BLOCK 1**  
**I.L.TEXAS ADDITION**  
AN ADDITION TO THE CITY OF FORT WORTH  
TARRANT COUNTY, TEXAS  
BEING 13.359 ACRES OF LAND LOCATED IN THE  
WILLIAM MCCOWEN SURVEY, ABSTRACT NO. 999  
CITY OF FORT WORTH, TARRANT COUNTY, TEXAS  
1 COMMERCIAL LOT  
THE PRECEDING TO BE KNOWN AS:  
LOT 1, BLOCK 1

MARCH, 2014

SURVEYOR/ENGINEER:

*mimja*

mycoskie+mcinnis+associates  
civil engineering surveying landscape architecture planning  
type registration number: 1-2759  
tbsp registration/license number: 10088000  
200 east abram  
orlington, texas 76010  
817-469-1671  
fax: 817-274-8757  
www.mmatexas.com  
SHEET 1 OF 1

THIS PLAT IS FILED IN INSTRUMENT # D214060708, OPRTCT DATE: 3/28/2014